

## ISTRIA ADRIA

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<b>Code :</b>	13022
<b>Location :</b>	Marčana
<b>Building size :</b>	73 m2
<b>Lot size :</b>	220 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	250 m
<b>Distance from sea :</b>	9800 m
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 154.500 €

In a peaceful part of Marčana, a detached single-story house with a living area of 73 m<sup>2</sup> is for sale, accompanied by a garden of 220 m<sup>2</sup>. This property represents an excellent opportunity for family living, a vacation home, or an investment in tourist rentals, thanks to its pleasant location and functional layout.

The house consists of an entrance hallway, a kitchen, two rooms, and a bathroom. The arrangement of the rooms allows for a comfortable and practical daily life, while the garden provides ample space for landscaping, a terrace, socializing areas, or other amenities according to the future owners' wishes.

Situated in a quiet and pleasant environment, this property offers privacy and a relaxed lifestyle, while being just a short distance from all the amenities needed for everyday life.

For more information and to schedule a viewing, please

